

June 15, 2004 CPC



STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

04SN0258

Robert Reid and Melody Reid

Bermuda Magisterial District
West line of Happy Hill Road

REQUEST: Rezoning from Agricultural (A) to General Industrial (I-2).

PROPOSED LAND USE:

Industrial uses are planned.

RECOMMENDATION

Recommend approval for the following reasons:

- A. The proposed zoning and uses comply with the Southern Jefferson Davis Corridor Plan which suggests the property is appropriate for light industrial uses to include I-1 and I-2 uses.
- B. The proposed land use is compatible with existing and anticipated development along this portion of the Jefferson Davis Highway Corridor and Happy Hill Road.
- C. The requirements of the Zoning Ordinance further ensure land use compatibility with area development.

(NOTE: THE ONLY CONDITION THAT MAY BE IMPOSED IS A BUFFER CONDITION.
THE PROPERTY OWNER(S) MAY PROFFER OTHER CONDITIONS.)

GENERAL INFORMATION

Location:

Fronts the west line of Happy Hill Road, north of Jefferson Davis Highway. Tax ID 800-632-3880 (Sheet 41).

Existing Zoning:

A

Size:

1.4 acres

Existing Land Use:

Vacant

Adjacent Zoning and Land Use:

North - I-2; Industrial

South - I-2; Vacant

East - I-1; Vacant

West - A and C-5; Commercial

UTILITIES

Public Water System:

The public water system is not readily available to serve this site. The closest extendable water line is an eight (8) inch line that extends along the western side of Jefferson Davis Highway. An off-site extension of approximately 1,400 hundred feet will be required to provide public water service to this site. While this site is not bound to the conditions of Section 18-60 of the County Code, requiring the use of public water, the Utilities Department has recommended that public water be used. The applicant intends to serve this site with a private well.

Private Water System:

The Health Department must approve any new well, or the expanded usage of an existing well.

Public Wastewater System:

The public wastewater system is not readily available to serve the request site. The closest extendable wastewater line is the thirty (30) inch Timsbury Creek Wastewater Trunk Line, approximately 1,900 feet northeast of this site. While this site is not bound to the conditions of Section 18-60 of the County Code, requiring the use of public wastewater, the Utilities Department has recommended that the public wastewater system be used. The applicant intends to serve this site with a private septic system.

Private Septic System:

The Health Department must approve any new septic system, or the expanded usage of an existing septic system.

ENVIRONMENTAL

The property drains east and then via small channels and tributaries to Timsbury Creek. There are no existing or anticipated on- or off-site drainage or erosion problems.

PUBLIC FACILITIES

Fire Service:

The Dutch Gap Fire Station, Company Number 14, and Bensley Bermuda Volunteer Rescue Squad currently provide fire protection and emergency medical service (EMS). This request will have only minimal impact on fire and EMS. When the property is developed, the number of hydrants, quantity of water needed for fire protection and access requirements will be evaluated during the plans review process.

Transportation:

The development of the property (1.4 acres) is anticipated to have a minimal impact on the existing transportation network.

In 1986, the Virginia Department of Transportation placed a "No Through Truck Traffic" Restriction on Happy Hill Road from Woods Edge Road, south for a distance of approximately 0.6 mile. Any truck, truck and trailer, or semi-trailer combination, except pickup or panel trucks must access the property by using the southern part of Happy Hill Road and Route 1/301.

LAND USE

Comprehensive Plan:

Lies within the boundaries of the Southern Jefferson Davis Corridor Plan, which suggests the property is appropriate for light industrial uses which includes moderate industrial uses such as the I-2 uses.

Area Development Trends:

A mix of agricultural, commercial and industrial zoning and land uses or vacant land characterizes properties along this portion of the Jefferson Davis Highway Corridor and Happy Hill Road.

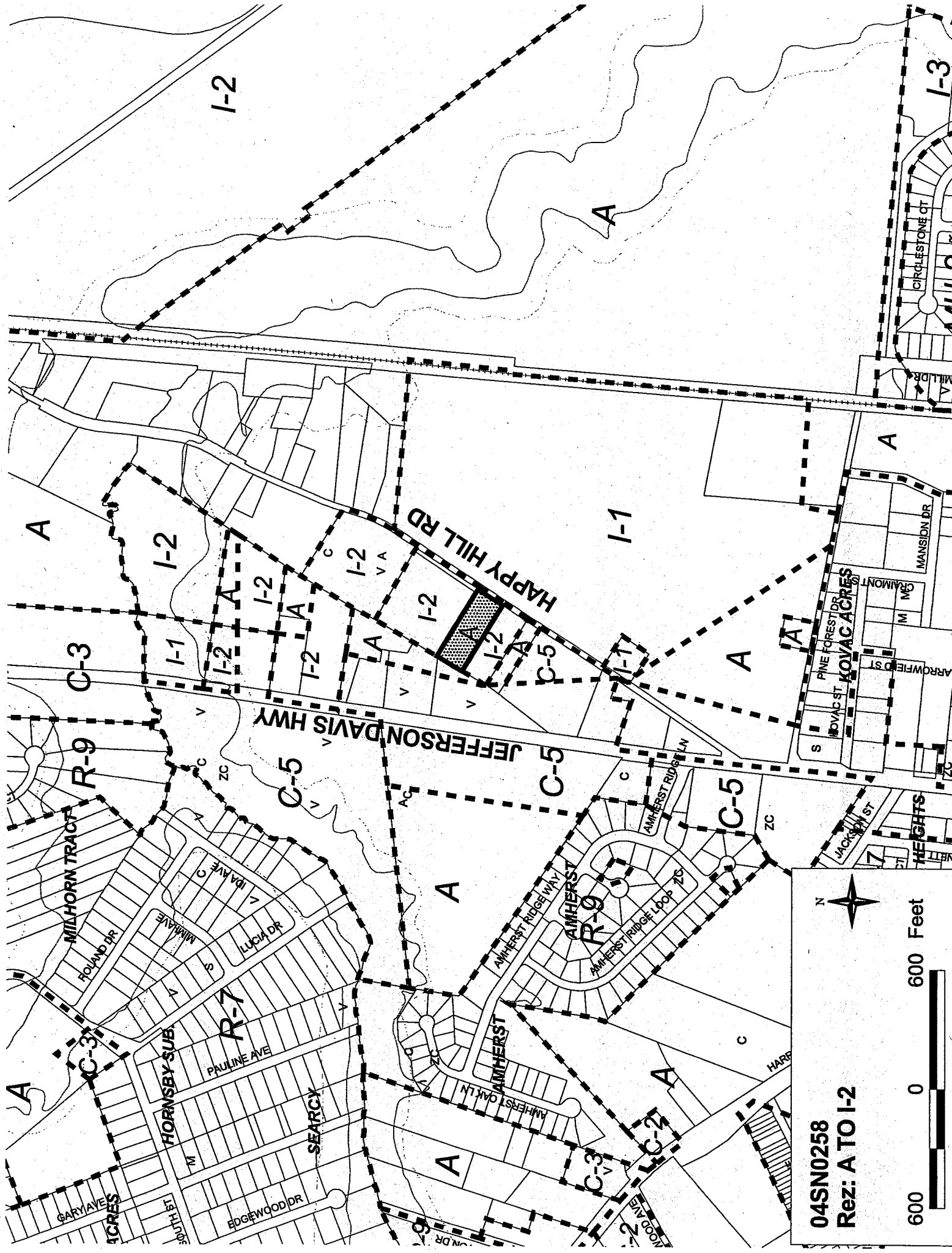
Development Standards:

The property currently lies within a Post Development Area. The Zoning Ordinance specifically addresses access, landscaping, setbacks, parking, signs, buffers, utilities and screening of outside storage for properties in this District. The purpose of the Post Development Area Standards is to provide flexible design criteria in areas that have already experienced development and ensure continuity of development. Redevelopment of the property or new construction must comply with these standards.

CONCLUSIONS

The proposed zoning and uses comply with the Southern Jefferson Davis Corridor Plan which suggests the property is appropriate for light industrial uses which includes those uses permitted in I-1 and I-2 Districts. The proposed zoning is compatible with existing and anticipated development along this portion of the Jefferson Davis Highway Corridor and Happy Hill Road. In addition, the requirements of the Zoning Ordinance further ensure land use compatibility with area development.

Given these considerations, approval of this request is recommended.



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Rez: A TO I-2

